

Village of Mapleton
Minutes – COMBINED COMMITTEE MEETING

March 2, 2023

6:00 PM

Meeting to be recorded

PLEASE SILENCE YOUR CELL PHONES!

1. Called to order at 6:05 pm

2. Roll Call: Bill Hodges, Rodney Smith, Diana Merritt, Andrew Wallen. Harvey Stidham was absent. Also attending: Clerk Patricia Briggs; and Rhonda Hodges (when needed)

3. General discussion

Clerk read a question from a Building Codes Survey she had received. Question 3. Would your municipality support or oppose state mandated building codes implemented statewide, as minimum standards? Support or oppose. Trustees say oppose.

Clerk read Sarah Wambold's letter of resignation as a trustee. On file in the office.

3. Health and Water Committee – Bill Hodges

a. Applicants for Water Payment Clerk (Skip until the end)

b. Update on leaks

Bill explained that meter reading gallons received from T-L is recording 300 gallons per minute more than we're getting. Britton Electronics hooked up a temporary certified meter on Friday morning and on Monday morning there was an extra 600,000 gallons recorded. Britton's meter was reading 300,000 gallons and ours was reading 900,000 gallons. Britton will pick their meter up on Friday and give us a recording of what they found, and will present it to T-L and go from there. T-L has always read from our meter.

Bill said he would like to have a mechanical, more reliable meter that doesn't rely on electricity. It will be magnetic, no electric. Rodney agreed with getting a mechanical meter. Bill called Bob Meyer with T-L and let him know what has been happening. He wanted to hear what Britton had to say with our readings. Bill explained that we had a digital meter for many years that was housed in a bad environment full of humidity. Condensation, electricity and water don't mix. There is a digital meter in the pump house. Andrew explained that N. Pekin had a similar issue. N. Pekin was reading low, and Pekin sued north pekin and won and they have to pay \$1000+

back to Pekin.

We did find three leaks. We hope to get a credit from T-L. Bill explained that there are many variables such as when Arxada fills their reactors? Is the meter accurate?

Bill said they are gathering the information and will present findings to T-L.

c. Rates

Raising water rates for Arxada and Matheson to same rates as residents.

The trustees agreed that we can't make any changes right now until our meter problem is resolved. Arxada could buy water from Evonik but it would be dirty water that would have to be filtered and treated. Andrew stated that until we get leaks and meter fixed we can't calculate what the rate should be. He feels that capital development amount should be raised for the industrial plants. The plants should be covering 90% of capital development, not the residents.

Andrew asked why we have loads. Rhonda explained that one replaced a loop, and no one was sure what they second one was taken out for. There was a lengthy discussion about charging more per gallon and leaving the basic at \$20 and simplifying the tiered rates. Or, raising the basic \$30 base rate for up to 2000 gallons and anything about that goes by one flat rate. Instead of \$11.70 per 1,000, make it \$15. Rhonda will talk with the auditor and run some numbers. We will need to have a conversation with the plants and give them an estimate on new rates.

d. **Keys for Water Tower – Only 2 of the 3 remaining keys work (Table)**

e. **Capital Projects**

Andrew stated that they had pretty much discussed what he was looking at. He wants to consider maintaining the water system over time; replacing a loop; painting water tower; pumps, actuators...all things to be taken into account once we get the usage under control. Maintain water system over time. Over the next ten years we are looking at a new line, painting water tower, pump, actuators. All the things to consider once we get the usage under control. Look at industry standards for loops and add those in for projects over the next ten years. This will give us a rate for water. We can borrow from general for a new meter if we have to.

f. **Minimum solubility requirements (possibly borrow from general)**

Andrew – minimum requirement for our loan. If we pay our loan off today and the current bill to T-L. we would show a negative on our account (debt/income ratio has to be a certain number). Clerk will check to see if she can find original documents.

g. Update on water payment portal

Clerk stated that we had not received an invoice or the microprocessor yet. Once we get the microprocessor, we are supposed to plug it in and notifying them so they can do their part of getting the portal up and running.

h. Yearly or quarterly calibration.

Bill will look into calibration. It should probably be done yearly, but it should be monitored and if we see an increase it should be done at that time.

Resident asked about the potential new restaurant and if they would pay more for water. It was explained that they have water already and we would not be providing it to them due to our franchise with T-L.

i. Applications for Water Payment Clerk (Should this discussion go into Exec. Sess?)

Alice Dailey

Sara Wambold

Discussed in executive session and to be put on the agenda for March 8 board meeting.

4. Zoning Committee – Diana Merritt

a. Spring Cleanup Dates – May 20/21 -

After a brief discussion it was decided to have cleanup May 20 and 21.

b. Illinois Municipal League Building Codes Survey (already discussed)

5. Streets & Alleys – Rodney Smith

- a. Rodney explained that he is down an employee right now so things will slow up. There is someone he will talk with about filling in. He has someone to see if they will fill in while Bill is out of commission. He said his budget won't be much this year. He wants to finish off the lot next door, getting it filled and leveled.

He said he wasn't going to sealcoat this year as we don't have enough funds to cover what we need to do. Maybe next year we can add another street in as well. We'll have more money next year. He would like to do Monk's Lane and start in front of the rec center and work our way down so they're all done. He would also like to get something done with the Mapleton sign coming into town. We still have shoulders and pot holes to deal with.

Rodney explained that the tractor we have isn't heavy enough for the ditch mower, but the 30 series is. It is the same size tractor but would accommodate the ditch mower. He will check in when our lease is done and see what the difference is. By bumping up the size of the tractor we would be able to keep our ditches and little nicer and cleaner.

For now, he is just going to play catch up on the oddball things we've been ignoring.

6. Finance – Andrew Wallen

- a. All fell under water.

7. Liquor

8. Executive Session (If needed) pursuant to Section 2(c)(1) of the Open Meetings Act for purposes of discussing the employment, discipline, performance, or dismissal of specific employees of the Village.

9. Other Business or Announcements

A resident remarked that a new resident had done a lot of work on their property but another one was starting to look bad again. Diana Merritt stated that there are going to be a lot of letters going out.

10. Adjourn

The open session was closed at 7:16

11. Open session resumed at 7:28 pm

12. Role call:

Bill Hodges, Rodney Smith, Diana Merritt, Andrew Wallen. Harvey Stidham was absent. Also attending: Clerk Patricia Briggs.

13. Adjourned at 7:30 pm

Recorded and transcribed by clerk, Patricia Briggs

Approved by the Board of Trustees 8 March 2023

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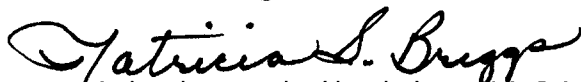
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